

Valle de Oro

Key Issues

- Community is largely built-out, therefore, additional commercial and industrial uses are not proposed

Planning Group Direction

- No changes to the existing General Plan except to correct errors (make compatible with zoning) or recognize changes necessitated by the deletion of the Service Commercial designation
- Change the area previously designated Service Commercial to Limited-Impact Industrial

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction

- No commercial or industrial requests have been submitted to GP2020 staff in this community

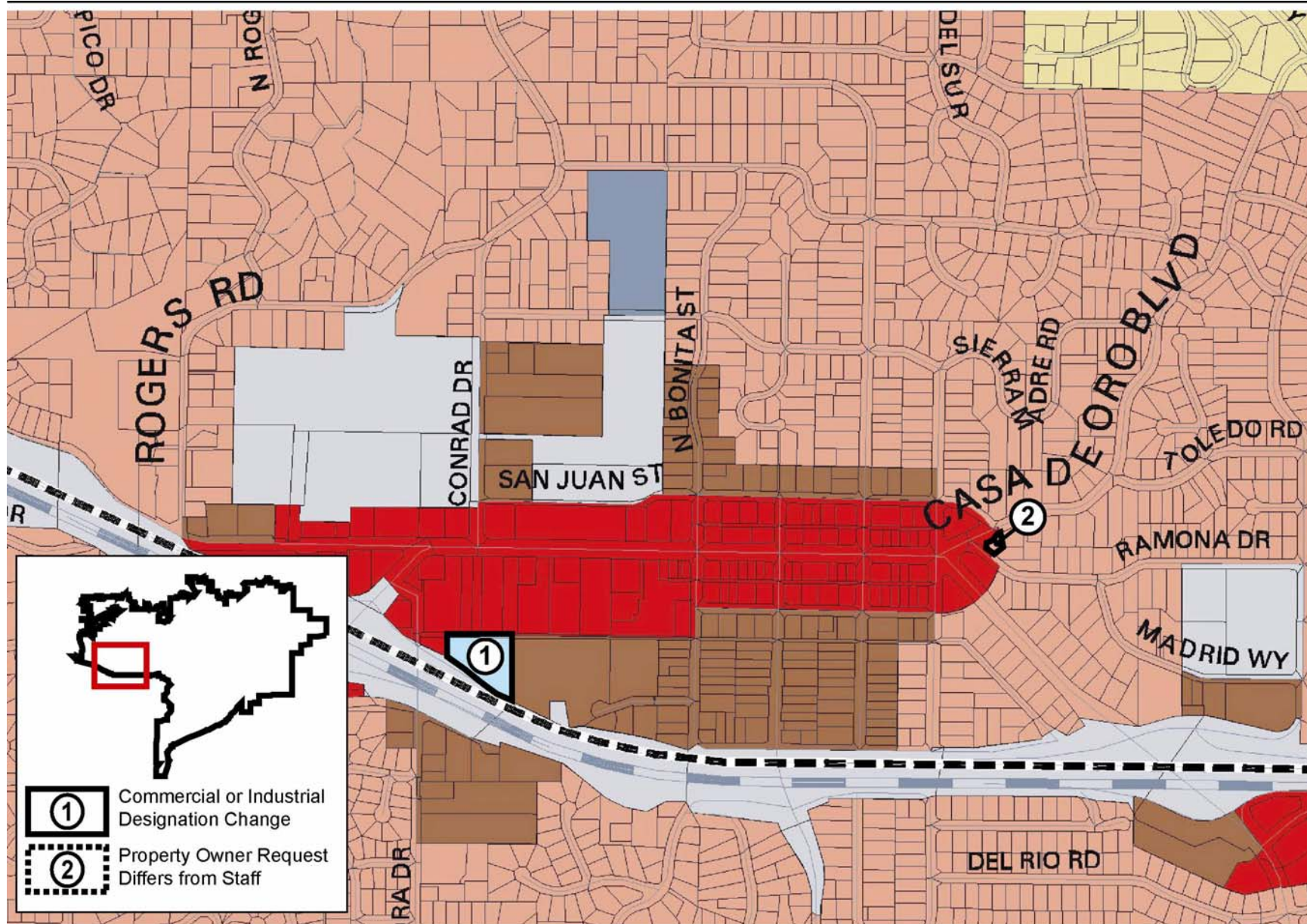
ERA Needs Analysis (all numbers in acres)

| | <i>Projected Demand</i> | <i>Existing General Plan</i> | <i>Surplus/ (Deficit)</i> | <i>Proposed General Plan</i> | <i>Surplus/ (Deficit)</i> |
|------------|------------------------------------|---|--------------------------------------|---|--------------------------------------|
| Commercial | 110 | 220 | 109 | 219 | 108 |
| Industrial | 37 | 2 | (35) | 2 | (35) |
| Office | 23 | 52 | 29 | 52 | 29 |

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Valle de Oro (portion of)



| # | Proposed Land Use | | | Existing Conditions | Rationale for Staff Recommendation |
|---|---------------------------------------|---------------------------------------|---|--|--|
| | Staff | CPG/CSG | Owner | | |
| 1 | (I-1) Limited Impact Industrial | (I-1) Limited Impact Industrial | No recommendation submitted | <i>Total Area:</i> 2 acres <i>Current Use:</i> Industrial (banjo factory) <i>Existing GP:</i> (14) Service Commercial | <ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated change • Recognition of existing uses • Staff supports the Planning Group recommendation |
| 2 | (VR-4.3) Village Residential | (VR-4.3) Village Residential | (13) General Commercial (Kelsen) | <i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Old fire station and outside storage <i>Existing GP:</i> (13) General Commercial | <ul style="list-style-type: none"> • The Planning Group has requested a change to the designation to correct a mapping error. The new designation should recognize the existing zone • Zoning is RS-4 (single family residential – 4.3du/acre) • Adjacent to other residential uses • Staff supports the Planning Group recommendation |